

Conditional Use

Name of Property Owner: Rhonda Pardy Ltd

Name of Applicant: Rhonda Pardy

Civic Address of Property: 1505 1ST STREET BRANDON, MANITOBA

Legal Description of Property: LOTS 1, 2, 3 AND 4 PLAN 23179 BLTO IN NW 1/4

CERTIFICATE OF TITLES NOS 2423705/2, 2423706/2, 12-10-19 WPM

References: 2423707/2 2423708/2

BAPD Development Plan By-law No. 95/01/12

Applicable Secondary Plan By-law

City of Brandon Zoning By-Law No. 7124

****Prior to submitting a formal application, the Planning, Property & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review****

Conditional Use Request: TO BUILD A SERVICE STATION (GAS STATION) ESSO ALONG WITH A TIM HORTONS ON THE PROPOSED SITE.

As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.

Signature of Applicant: [Signature] Date: MAY 16TH, 2019

Address: 2534 Park Avenue Brandon, Manitoba Postal Code: R7B 0S3

Phone No.: (Primary) (204) 573-5556 cell (Secondary) (204) 729-8525

Email Address: Rhonda.pardy67@gmail.com

Signature of Owner: [Signature] Date: May 16TH, 2019

Address: 2534 Park Avenue Brandon, Manitoba Postal Code: R7B 0S3

Phone No.: (Primary) (204) 573-5556 cell (Secondary) (204) 729-8525

Email Address: Rhonda.pardy67@gmail.com

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houlihan, FIPPA Coordinator, City of Brandon Planning, Property & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: Shengxu Li Planning File No.: C-05-19-B CityView No.: PLCU20190000051

Date Application Received: June 10/19 Payment Date: June 16, 19 Receipt No.: 2019-7543 Amount: \$ 800.00

Conditional Use Application

REV 09/2017

Letter of Authorization

Date: May 16th / 2019

To: City of Brandon
Planning, Property & Buildings Department
638 Princess Avenue
Brandon, MB
R7A 0P3
1505 1st STREET BRANDON, MANITOBA

RE: LOTS 1, 2, 3 AND 4 PAW 23179 (address or legal description of application)

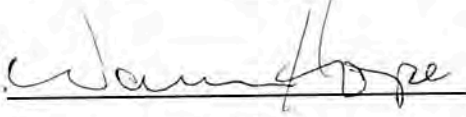
BCTO TO NW 1/4 12-10-19 WPM
CERTIFICATE OF TITLES NOS 2423705/2, 2423706/2, 2423707/2
I (We) hereby give authorization to: AND 2423708/2

Rhonda Pardy (Applicant's name)

To apply for a development application for the above address.

Registered Owner(s) on the Current Status of Title:

<u>Rhonda Pardy Ltd.</u>	<u></u>	<u>May 16 / 2019</u>
Name (Print)	Name (Signed)	Date

<u>7371978 Manitoba Ltd.</u>	<u></u>	<u>May 16 / 2019</u>
Name (Print)	Name (Signed)	Date

<u>7325101 Manitoba Ltd.</u>	<u></u>	<u>May 16 / 2019</u>
Name (Print)	Name (Signed)	Date

_____	_____	_____
Name (Print)	Name (Signed)	Date



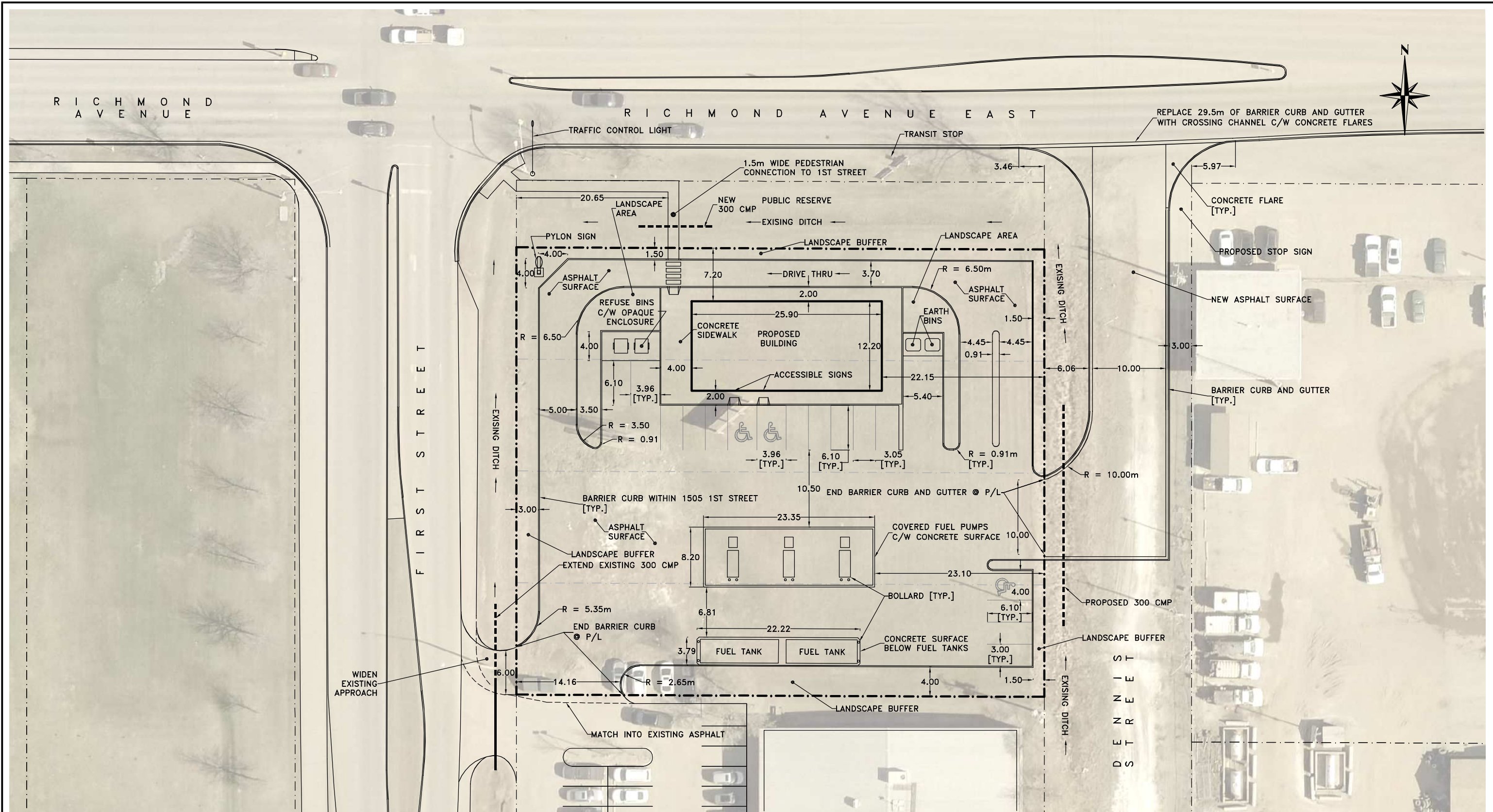
BRANDON  WINNIPEG

934-A Douglas Street • Brandon, MB • R7A 7B2
Phone: (204) 725-3588 • Fax: (204) 728-8354
www.cranesteel.com

PERMIT AUTHORIZATION

PROJECT INFORMATION	
Company / Client Name <i>Rhonda Pardy Ltd / Rhonda Pardy</i>	Job #
Project Physical Address <i>1505 1st Street, Brandon Manitoba</i>	
	Company / Client Contact Number

OWNER AUTHORIZATION	
<p>I, <u><i>Rhonda Pardy</i></u>, representing <u><i>Rhonda Pardy Ltd.</i></u> hereby authorize Crane Steel Structures Ltd. as General Contractor to apply for and obtain permits for the above-mentioned property.</p>	
<p><u><i>May 21, 2019</i></u> Date of Signed</p>	<p><u><i>Rhonda Pardy</i></u> Signature of Company Representative</p>



NOTE:
OIL AND GRIT SEPARATOR WILL BE PROVIDED FOR ENTIRE FUEL AREA.
LOCATION TO BE DETERMINED DURING DETAILED GRADING DESIGN.

BENCHMARK TOP NUT OF FIRE HYDRANT
LOCATED AT THE NORTH EAST CORNER OF
1505 1ST STREET 388.37

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED AS
STATED IN THE LATEST EDITION OF THE CITY OF BRANDON STANDARD
CONSTRUCTION SPECIFICATIONS.

ALL DIMENSIONS ARE IN METRES
ALL ELEVATIONS ARE IN METRES ABOVE SEA LEVEL



Certificate of Authorization

G.D. Newton & Associates Inc.

No. 4633 Date: APRIL 30, 2020



LEGEND

PROPERTY LINE	---	CONCRETE BARRIER CURB	=====	PARKING LINES	-----
PROPERTY BOUNDARY	----	BARRIER CURB AND GUTTER	=====	PROPOSED CMP	-----
BUILDING OUTLINE	=====				

LOCATION OF UNDERGROUND STRUCTURES ARE APPROXIMATE ONLY. EXACT LOCATION MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES PRIOR TO CONSTRUCTION.

G.D. NEWTON AND ASSOCIATES INC.
727A 10TH STREET
BRANDON, MANITOBA
R7A 4G7

CRANE STEEL
TIM HORTONS
1505 1ST STREET

REVISIONS

No.	Description	Date

DATE: 2019/06/07

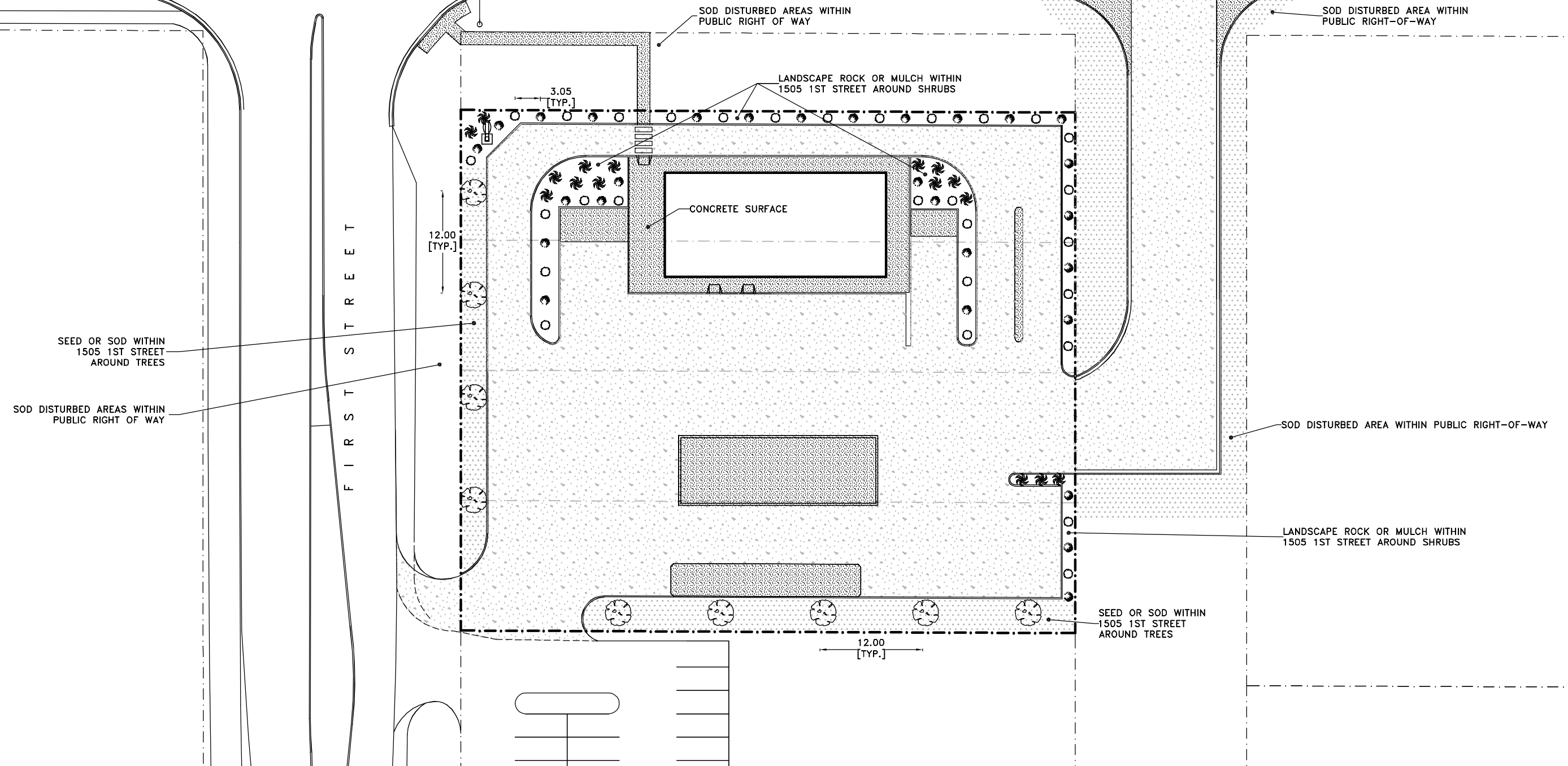
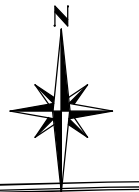
SCALE: 1:500

DRAWING C2

SITE PLAN

R I C H M O N D
A V E N U E

R I C H M O N D A V E N U E E A S T



BENCHMARK TOP NUT OF FIRE HYDRANT
LOCATED AT THE NORTH EAST CORNER OF
1505 1ST STREET 388.37

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED AS
STATED IN THE LATEST EDITION OF THE CITY OF BRANDON STANDARD
CONSTRUCTION SPECIFICATIONS.

ALL DIMENSIONS ARE IN METRES
ALL ELEVATIONS ARE IN METRES ABOVE SEA LEVEL



Certificate of Authorization

G.D. Newton & Associates Inc.

No. 4633 Date: APRIL 30, 2020



LEGEND

PROPERTY LINE	---	ASPHALT SURFACE	[Pattern]	BARRIER CURB	[Pattern]	NEW TREE-DROPMORE LINDEN	[Symbol]
PROPERTY BOUNDARY	----	SOD OR SEEDED GRASS	[Pattern]	BARRIER CURB AND GUTTER	[Pattern]	JUNIPER	[Symbol]
CONCRETE	=====	CONCRETE SURFACE	[Pattern]	BUILDING OUTLINE	[Pattern]	GOLD FLAME SPIREA	[Symbol]

LOCATION OF UNDERGROUND STRUCTURES ARE
APPROXIMATE ONLY. EXACT LOCATION MUST BE OBTAINED
FROM THE INDIVIDUAL UTILITIES PRIOR TO CONSTRUCTION.

G.D. NEWTON AND ASSOCIATES INC.
727A 10TH STREET
BRANDON, MANITOBA
R7A 4G7

CRANE STEEL
TIM HORTONS
1505 1ST STREET

LANDSCAPE PLAN

REVISIONS

No.	Description	Date

DATE: 2019/06/07

SCALE: 1:500

DRAWING C4